

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, JULY 17, 2001
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:	2
ATTENDANCE DURING THE MEETING:	2
ITEM-300: ROLL CALL	3
NON-AGENDA COMMENT:	3
COUNCIL COMMENT:	6
CITY ATTORNEY COMMENT:	6
CITY MANAGER COMMENT:	6
ITEM-200: Third Update to the Land Development Code - Homeless Facilities	6
ITEM-310: Recognition and Presentation of Prosecutor of the Year 2000 Award. (Rev.)	8
ITEM-330: <u>Two</u> actions related to Torrey Highlands - FY 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA)	8
ITEM-331: <u>Two</u> actions related to Carmel Valley - FY 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA)	9
ITEM-332: Naval Training Center	10
ITEM-333: Pond 20 and City of Imperial Beach Redevelopment Plan Amendment No. 1 to the Palm Avenue/Commercial Redevelopment Project Area.	16
ITEM-334: Reapproving the Issuance of Housing Revenue Bonds for Island Village Apartments.	17
ITEM-350: Notice of Pending Final Map Approval.	18
ADJOURNMENT:	19

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Murphy at 10:10 a.m. Mayor Murphy recessed the meeting at 10:56 a.m. to convene the Housing Authority meeting. Mayor Murphy reconvened the regular meeting at 11:20 a.m. with Council Member Inzunza not present. The meeting was recessed by Mayor Murphy at 12:01 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Murphy at 2:05 p.m. with Council Member Inzunza not present. Mayor Murphy recessed the meeting at 3:25 p.m. for a short break. Mayor Murphy reconvened the regular meeting at 3:35 p.m. with Council Member Inzunza not present. The meeting was adjourned by Mayor Murphy at 5:44 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Murphy-present
- (1) Council Member Peters-present
- (2) Council Member Wear-present
- (3) Council Member Atkins-present
- (4) Council Member Stevens-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Inzunza-Excused by R-295380 (Out-of-town meeting regarding redistricting by request of Governor Gray and the Latino Caucus)
Clerk-Abdelnour (ek/rl)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Murphy-present
- (1) Council Member Peters-present
- (2) Council Member Wear-present
- (3) Council Member Atkins-present
- (4) Council Member Stevens-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Inzunza-not present

NON-AGENDA COMMENT:

PUBLIC COMMENT-1:

Comment by Don Stillwell regarding the City Code and scheduling items for City Council meeting agendas.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A190-226.)

PUBLIC COMMENT-2:

Comment by Barbara MacKenzie that the medical use of marijuana should not be trivialized.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A227-284.)

PUBLIC COMMENT-3: REFERRED TO THE CITY MANAGER

Comment by Dorie Offerman that she never received a response regarding DeAnza from the May 15, 2001 meeting when there was a request for same. Referred to the City Manager was Deputy Mayor Stevens' request that the City Manager provide him updated information and a response to the 24 items that were reported on May 15, 2001 when the issue of public information was raised.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A285-369.)

PUBLIC COMMENT-4:

Comment by Jarvis Ross wherein he urged the City Council to do first things first, to get past the study phase of projects and get building.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A370-407.)

PUBLIC COMMENT-5:

Comment by Kathleen Blavatt regarding her Downs Syndrome students and their artwork.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A408-450.)

PUBLIC COMMENT-6:

Comment by Scott Andrews regarding the fast-track provided for the SeaWorld project.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A451-497.)

PUBLIC COMMENT-7:

Comment by Leo Long on non-agenda items before the City Council, and that the Council Members are servants of the people.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A498-544.)

PUBLIC COMMENT-8:

Comment by Dan Beeman on his educational background, awards, and work experience. He would like to see the City Council help people more.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A545-B016.)

PUBLIC COMMENT-9:

Comment by Ron Boshun wherein he asked why the Ethics Commission exists if no one is following it.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: B017-050.)

COUNCIL COMMENT:

None.

CITY ATTORNEY COMMENT:

None.

CITY MANAGER COMMENT:

None.

ITEM-200: Third Update to the Land Development Code - Homeless Facilities.

(Continued from the meeting of 5/29/2001, Item 331d, at the request of Councilmember Inzunza, for further review and clarification from the City Attorney's office.)

Matter of approving, conditionally approving, modifying or denying the portion of the Third Update to the Land Development Code regarding Homeless Facilities.

(City-wide)

NOTE: Hearing open. No testimony taken on 5/29/2001.

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance:

(O-2001-109 Cor. Copy) INTRODUCED, TO BE ADOPTED MONDAY,
JULY 30, 2001

Introduction of an Ordinance amending Chapter 14, Article 1, Division 4 of the San Diego Municipal Code, by amending Section 141.0412, relating to Homeless Facilities, to provide that emergency shelters which are accessory uses to religious institutions or religious organizations operating for 30 days or less in any 365-day period are exempt from this section; declaring that outside the Coastal Overlay Zone, this ordinance shall take effect and be in force on the thirtieth day from and after its passage. Within the Coastal Overlay Zone, this ordinance shall be in effect on the date it is effectively certified by the California Coastal Commission as a City of San Diego Local Coastal Program amendment.

OTHER RECOMMENDATIONS:

Planning Commission voted 7 - 0 to approve; no opposition.

Ayes: Steele, Anderson, Brown, Butler, Skorepa, Stryker, and Garcia

Nays: None

This is a matter of City-wide effect.

ENVIRONMENTAL IMPACT:

Action on the amendment to Section 141.0412 (Homeless Facilities) of the Land Development Code is exempt from CEQA pursuant to the State Guidelines Section 15061(b)(3).

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: A103-189.)

MOTION BY STEVENS TO INTRODUCE. Second by Wear. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-310: Recognition and Presentation of Prosecutor of the Year 2000 Award. (Rev.)

CITY ATTORNEY'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-30) ADOPTED AS RESOLUTION R-295140

Recognizing and Presenting the Prosecutor of the Year 2000 Award.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A009-102.)

MOTION BY WEAR TO ADOPT. Second by Atkins. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-330: Two actions related to Torrey Highlands - FY 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA).

(See City Manager Report CMR-01-108; Public Facilities Financing Plan and FBA, Fiscal Year 2002," May 2001 Draft. Torrey Highlands Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-7) ADOPTED AS RESOLUTION R-295159

Approving the document entitled "Torrey Highlands Public Facilities Financing Plan and Facilities Benefit Assessment, FY 2002."

Subitem-B: (R-2002-8) ADOPTED AS RESOLUTION R-295160

Resolution of Intention to designate an area of benefit in Torrey Highlands and setting the time and place for holding a public hearing thereon.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 5/30/2001, LU&H voted 5-0 to approve the City Manager's recommendation. (Councilmembers Peters, Wear, Atkins, Stevens and Maienschein voted yea.)

FILE LOCATION: STRT-FB-18-02 (33)

COUNCIL ACTION: (Tape location: B380-384.)

MOTION BY MADAFFER TO ADOPT. Second by Wear. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-331: Two actions related to Carmel Valley - FY 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA).

(See City Manager Report CMR-01-122; Public Facilities Financing Plan and FBA, Fiscal Year 2002,"April 2001 Draft; May 17, 2001 Errata. Carmel Valley Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-3) ADOPTED AS RESOLUTION R-295161

Approving the document entitled "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, FY 2002."

Subitem-B: (R-2002-4) ADOPTED AS RESOLUTION R-295162

Resolution of Intention to designate an area of benefit in Carmel Valley and setting the time and place for holding a public hearing thereon.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 6/13/2001, LU&H voted 5-0 to approve the City Manager's recommendation. (Councilmembers Peters, Wear, Atkins, Stevens and Maienschein voted yea.)

FILE LOCATION: STRT-FB-08-02 (33)

COUNCIL ACTION: (Tape location: B385-389.)

MOTION BY MADAFFER TO ADOPT. Second by Atkins. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-332: Naval Training Center.

Matter of approving, conditionally approving, modifying or denying the Naval Training Center (NTC) Precise Plan/Local Coastal Program Land Use Plan and Implementation Plan. On June 12, 2001, the California Coastal Commission certified the NTC Local Coastal Program consisting of the Land Use Plan and the Implementation Program, with suggested modifications, including but not limited to:

- Created Visitor and Community Emphasis Overlay
- Changed disposition and allowable use of Officers Quarters
- Incorporated view preservation standards
- Incorporated water quality standards

After the City Council's action, the Precise Plan/Local Coastal Program will be returned to the California Coastal Commission for Executive Director Certification.

(99-1076. Peninsula Community Plan Area. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions in subitems A and B:

Subitem-A: (R-2002-59) ADOPTED AS RESOLUTION R-295163

Adoption of a Resolution stating for the record that the information contained in final Mitigated Negative Declaration LDR-99-1076, certified by City Council Resolution R-293943, adopted on October 3, 2000, including any comments received during the public review process, has been reviewed and considered by the Council prior to approving the project; declaring that it is determined that no substantial changes or new information of substantial importance within the meaning of CEQA Guideline Section 15162 would warrant any additional environmental review in connection with the California Coastal Commission modifications to the Naval Training Center Precise Plan and Local Coastal Program.

Subitem-B: (R-2002-58 Cor. Copy) ADOPTED AS AMENDED AS
RESOLUTION R-295164

Adoption of a Resolution accepting the California Coastal Commission modifications for certification of the Local Coastal Program amendments to the Progress Guide and General Plan, the Peninsula Community Plan, the Naval Training Center Precise Plan, and the Local Coastal Program.

OTHER RECOMMENDATIONS:

Planning Commission on September 28, 2000, voted 4-0 to approve with revisions and additional conditions; was opposition.

Ayes: Butler, Anderson, Brown, Stryker
Not present: Steele, Skorepa, White

The Peninsula Community Planning Board, on September 7, 2000, voted to recommend approval of the project subject to conditions.

The Historic Resources Board, on August 24, 2000, voted to recommend approval of the project subject to conditions. On June 22, 2000, the Historic Resources Board approved the NTC Guidelines for the Treatment of Historic Properties, and designated NTC as a historic landmark.

The NTC Implementation Advisory Committee, on September 20, 2000, voted to recommend approval of the project subject to conditions.

The North Bay Project Advisory Committee (PAC), on September 6, 2000, voted to recommend approval of the project subject to conditions. The list of conditions was not provided to the PAC nor to city staff.

CITY MANAGER SUPPORTING INFORMATION:

BACKGROUND

The approximately 360-acre Naval Training Center is located along Rosecrans Street between Lytton Avenue and North Harbor Drive, west of the San Diego International Airport (Lindbergh Field). In 1993, the Federal Base Closure and Realignment Commission recommended closure of NTC. The City of San Diego was designated the Local Redevelopment Authority responsible for the preparation of a reuse plan. On April 30, 1997, NTC ceased its military function and went into Navy "caretaker" status. On April 29, 1997, the City Council approved and adopted the NTC Redevelopment Project Area. After a multi-year public planning effort, the NTC Reuse Plan was completed and adopted by the City Council in October 1998. The Reuse Plan organizes future uses of the site into five categories: Residential, Educational, Historic Core/Mixed Use, Waterfront/Recreation, and Camp Nimitz. The Navy found the Reuse Plan adequate for transfer of ownership of the property to the City, and the majority of the site has been conveyed to the City. Only the boat channel (Parcels VII & II-B) and the property designated for park use (Parcel VI) remain in federal ownership. The park property is expected to be conveyed in the next month, and the boat channel in the spring 2002. In August 1998, the City issued a Request for Qualifications/Proposals for a master developer to implement the Reuse Plan. In June 1999, the Redevelopment Agency authorized the Executive Director to negotiate a Disposition and Development Agreement (DDA) with the McMillin Company. June 2000, the City Council and Redevelopment Agency approved the DDA with McMillin, establishing the financial terms and conditions under which McMillin would complete the redevelopment of NTC. In December 1999, the Planning Commission initiated the preparation of a Precise Plan and Local Coastal Program Land Use Plan for NTC. In September 2000, the Planning Commission voted 4-0 to recommend approval of the Precise Plan/LCP, zoning and affiliated development permits to the City Council. On October 3, 2000, the City Council approved the NTC Precise Plan and Local Coastal Program, an amendment to the Peninsula Community Plan and the Progress Guide and General Plan, the application of zoning to the site, a Vesting Tentative Map (VTM), and Planned Development permits (PDP) including Urban Design Guidelines and Historic Design Guidelines. These entitlements are not effective until certified by the California Coastal Commission.

The Precise Plan draws heavily from the NTC Reuse Plan adopted by the City Council in 1998.

The land use plan remains the same in terms of number of units, acreage devoted to various uses, and the site layout. The Precise Plan provides additional landscape, urban design, transportation, and zoning information to further refine the Reuse Plan. The intent of the plan is to promote a pedestrian-oriented mixed-use development that preserves the historical integrity of NTC. On January 9, 2001, the Coastal Commission approved the demolition of approximately 2,083,260 square feet of existing buildings located outside the Historic District and the removal of underground utilities. On March 16, 2001, the Coastal Commission approved the City's request to commence soil preparation and recompaction and the relocation of an existing storm drain.

DISCUSSION

Mixed Use Area

The Coastal Commission modified the permitted uses by imposing a Visitor and Community Emphasis Overlay (VCEO) within the Mixed Use Area. The VCEO use restrictions are defined in terms of types of uses which are considered likely to enhance the visitor and community-oriented nature of the Mixed Use Area. While the entire Mixed Use Area will be zoned CR (Commercial-Regional), some uses normally allowed within the CR Zone are specifically excluded from the VCEO. City and McMillin staff worked with Coastal Commission staff to develop the list.

Navy Building 623

According to the Precise Plan approved by the City Council, Navy Building 623 built in the 1990's, located within the Visitor Hotel Area, "can either function as a convention center for hotel meetings, operate independently for non-hotel activities and community events, or be used for activities as diverse as religious activities or commercial retail sales." The Coastal Commission's modification requires that Building 623 be made available, on a seasonal basis, for public use 50 percent of the time and for hotel/private use 50 percent of the time. City staff and McMillin will work together to develop a plan for implementing this requirement.

Officers' Quarters

In the Precise Plan approved by the City Council, the four historic officers' quarters located along Rosecrans Street, could be used as private homes or bed-and-breakfast establishments. Furthermore, the NTC Reuse Plan, the Economic Development Conveyance application to the Navy for transfer of the property to the City, and the Disposition and Development Agreement between the Redevelopment Agency and McMillin all assume these houses will be sold by McMillin as private residences. Potential proceeds from the sale of the houses are estimated to be \$3.2 million.

Pursuant to the Coastal Commission's modifications, at least one of the four historic houses will

remain available for visitor serving public uses. One of the houses will be a public museum; the other three may be made available to the public for overnight accommodations as a bed-and-breakfast, for short term rentals, or leased for private residential use. Lease revenues will go to the NTC Civic, Arts and Culture Foundation to cover expenses incurred in maintenance and operation of the museum and houses and to also support and fund other programs or operating expenses of the Foundation, or to another non-profit foundation.

FISCAL IMPACT:

The Agency will be responsible only for City-imposed costs that exceed the requirements of the NTC Reuse Plan and the environmental documents prepared for the Reuse Plan, in accordance with provisions in the DDA. The fiscal impact of this provision is estimated at \$3.2 million in lost revenue from the sale of the houses and approximately \$30,000 in loss of annual property tax revenue as a result of the houses remaining in public ownership. If no other costs or revenues change, this change would reduce the bottom-line profits available for distribution between the City and McMillin. McMillin has agreed to move forward with redevelopment of the property. Throughout the life of the redevelopment, City staff and McMillin will meet and confer to identify opportunities to offset the impacts within the terms of the DDA. Such opportunities include, but are not limited to exploring ways to reduce cost, increase revenues, or revisit this modification with the Coastal Commission in the future.

Loveland/Christiansen/ECK

LEGAL DESCRIPTION:

The project site is situated on the northern edge of San Diego Bay, just east of the Loma Portal neighborhood and west of Lindbergh Field, within the Peninsula Community Plan area and is more particularly described as parcels 1-7, 9-14, 18 & 19 of R.O.S. 16556.

ENVIRONMENTAL IMPACT:

NOTE: The City of San Diego as Lead Agency under CEQA has reviewed and considered a Mitigated Negative Declaration, LDR File No. 99-1076, dated September 14, 2000, covering this activity. Adopted October 3, 2000, by Resolution No. R-293943.

FILE LOCATION: LAND-Progress Guide and General Plan (PG and GP)
Naval Training Center (NTC) Land Use Entitlements
(09)(67)

COUNCIL ACTION: (Tape location: B390-C344; D001-G391; H043-527)

Hearing began at 11:21 a.m. and recessed at 12:01 p.m.

Hearing resumed at 2:05 p.m. and recessed at 4:53 p.m.

Hearing resumed at 5:08 p.m. and halted at 5:43 p.m.

Testimony in opposition by Peter Nystrom, William Moseley, Norma Damashek, Adam Smith, Melinda Resende, Maggie Valentine, George Hutchinson, Virginia Silverman, Rattana Khalsa, Vickie Wyatt, David Helms, Yvonne Lewis, Ron Boshun, Kathleen Blavatt, John McNab, Deloris Culinour.

Testimony in favor by Rita Campbell, Mark Kasky, Murray Galinson, Nancy Nygren, Phil Blair, Walter Heiberg, Mark Steele, Jessie Knight, Wayne Rafflesberger, Seth Layton, Julie Zoellin-Cramer, Dan Beeman, Jarvis Ross, Stan Smith, Patricia Lo, Robert Garin, Al Whitley.

Hearing closed by Mayor Murphy.

MOTION BY WEAR TO ADOPT SUBITEM A. Second by Madaffer. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-nay, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

MOTION BY WEAR TO ADOPT SUBITEM B TO MOVE THE MANAGER'S RECOMMENDATION WITH DIRECTION THAT STAFF WORK OUT DAYS AND TIMES FOR PUBLIC ACCESS WHILE GOING INTO THE NEGOTIATIONS WITH THE POTENTIAL HOTEL; THAT WE SUPPORT THE CALIFORNIA COASTAL COMMISSION MODIFICATIONS; THAT WE MINIMIZE HEIGHT TO WHATEVER DEGREE POSSIBLE; MAKE TRAFFIC IMPROVEMENTS AND ENHANCEMENTS A TOP PRIORITY OF TAX INCREMENT; WORK WITH MTDB AND ALL PUBLIC TRANSIT AGENCIES TO MAKE SURE WE HAVE ADEQUATE PUBLIC TRANSIT AND THAT IT IS A PRIORITY AS PART OF THIS PROJECT; THAT WE SUPPORT WHATEVER PROVISION THE CALIFORNIA COASTAL COMMISSION GAVE US FOR THE OFFICER'S QUARTERS; THAT THE MANAGER WOULD BE DIRECTED TO RETURN TO COUNCIL ON BUILDING 623 WITH SOME GUIDELINES FOR MODEST, FAIR CHARGES FOR NOT-FOR-PROFITS AND PUBLIC ACCESS TO BUILDING 623; THAT REGARDING ACCESS TO THE BOAT CHANNEL, MCMILLIN IS ABLE TO DO THE DEMOLITION NECESSARY TO REDEVELOP THE BASE AND AT WHATEVER TIME WE ENCOURAGE MCMILLIN TO OPEN THAT AREA UP AS SOON AS POSSIBLE TO PUBLIC ACCESS; THAT THE NTC FOUNDATION DEVELOP THEIR ADVISORY COMMITTEE AND BEGIN TO BRING THE COMMUNITY INVOLVED IN THE NTC PROCESS; AND THE ISSUE

ASSOCIATED WITH THE POLICE RESPONSE TIME SHOULD BE RE-EVALUATED ONE-YEAR AFTER THE NAVY HOUSING IS BUILT. Second by Madaffer. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-333: Pond 20 and City of Imperial Beach Redevelopment Plan Amendment No. 1 to the Palm Avenue/Commercial Redevelopment Project Area.

(See City Manager Report CMR-01-39; and Report to Council, The Palm Avenue/Commercial Redevelopment Project, Amendment No. 1. Otay-Nestor Community Area. District-2.)

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance:

(O-2002-7) INTRODUCED; TO BE ADOPTED ON MONDAY,
JULY 30, 2001.

Introduction of an Ordinance transferring Redevelopment authority in approximately 68 acres of property in the City of San Diego, including a portion of Pond 20, to the Imperial Beach Redevelopment Agency;

Incorporating Amendment No. 1 to the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project, including the maps and other reports that are incorporated into the Amended Plan by reference;

Approving the Amended Plan as the Redevelopment Plan for the Amendment Area;

Authorizing the City of Imperial Beach to undertake the redevelopment of San Diego's portions of the Amendment Area, as shown in Exhibit A, in all respects as if the Amendment Area was within the territory of the City of Imperial Beach;

Recognizing that the City Council of the City of Imperial Beach and the Imperial Beach Redevelopment Agency shall have all the rights, powers and privileges with respect to San Diego's portions of the Amendment Area, as if the Amendment Area were within the territory of the City of Imperial Beach; Declaring that because the City of San Diego is an affected taxing entity as defined in Health and Safety Code Section 33353.2, the Imperial Beach Redevelopment Agency shall pay to the City of San Diego such payments from tax increments actually received from the Amendment Area as described in Health and Safety Code Section 33607.5;

Directing the City Clerk to send a certified copy of this Ordinance to the City Clerk of the City of Imperial Beach.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: G392-H042.)

MOTION BY WEAR TO INTRODUCE THE ORDINANCE DIRECTING STAFF, PRIOR TO THE SECOND READING OF THE ORDINANCE, TO TAKE THE PROJECT OUT FOR THE REVIEW OF THE OTAY NESTOR COMMUNITY PLANNING GROUP TO NEGOTIATE AND DRAFT A REVENUE SHARING AGREEMENT WITH IMPERIAL BEACH TO DELINEATE HOW REVENUE GENERATED FROM ANY FUTURE DEVELOPMENT OF POND 20 WILL BE SPLIT WITH THE CITY OF SAN DIEGO. UPON REVIEW AND APPROVAL OF THAT REVENUE SHARING AGREEMENT, CITY COUNCIL COULD AT THAT TIME CONSIDER SECOND READING OF THE ORDINANCE FOR APPROVAL. Second by Madaffer. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-334: Reapproving the Issuance of Housing Revenue Bonds for Island Village Apartments.

(See San Diego Housing Commission Report HCR-01-077. Centre City Community Area. District-8.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-49) CONTINUED TO TUESDAY, JULY 31, 2001

Reapproving the issuance of bonds by the Housing Authority of the City of San Diego not to exceed \$13,000,000 for the Island Village Apartments, approximately 280 units of multifamily rental housing located at 1245 Market Street, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

NOTE: See Item No. 6 on the Housing Authority Agenda of July 17, 2001 for a companion item.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: B051-379.)

MOTION BY WEAR TO CONTINUE THIS ITEM TO TUESDAY, JULY 31, 2001 FOR FURTHER REVIEW AT THE REQUEST OF THE CITY MANAGER. Second by Maienschein. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-not present, Mayor Murphy-yea.

ITEM-350: Notice of Pending Final Map Approval.

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled "McMillan Torrey Highlands," a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

(1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.

(2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.

(3) The map is technically correct.

Said map will be deemed approved and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 5:00 p.m., 10 calendar days from the date of this notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.

ADJOURNMENT:

The meeting was adjourned by Mayor Murphy at 5:44 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: H527-528).